

Tiburon Hilltop Duplex

**1882 Vistazo Street West
Tiburon, CA**



Duplex: Two, 3-bdrm, 2 full bath

Building size: approx. 2,600 sq. ft.

Lot size: 14,969 / acres: .3437

Detached 2 car garage: approx. 450 sq. ft.

Year built: 1958

Zoning: R1

Parcel #: 059-071-28

UPPER UNIT - Recently replaced:

- Roof
- Skylights in Kitchen and Bathrooms
- Deck - Balcony
- Range/Oven/Refrigerator

LOWER UNIT – Recently replaced:

- Dishwasher
- Flooring
- Entrance Door

LAUNDRY ROOM

- New Washer/Dryer



FRED ABRUZZO
1717 Powell Street, Suite 210
San Francisco, CA 94133
415.846.2266
fabruzzo@nbproperties.com
www.northbeachprop.com

Tiburon Hilltop Duplex

**1882 Vistazo Street West
Tiburon, CA**

Income: \$70,440

Unit	Rent	Lease
Lower	\$2,935	m/m
Upper	\$2,935	m/m
Total	\$5,870	

Current taxes \$10,687 - subject to J/G 1.2% of s.p.

Insurance: \$2,200

Water: \$1,050

Ground Maintenance: \$1,400

Expenses (w/o Taxes): \$4,650

Note: Tenants pay PG&E and Waste Mgmt.

Financing: 1st mortgage, Wells Fargo, approx. \$443,000

Monthly payment - \$2,298 - Interest rate 2.875%



FRED ABRUZZO
1717 Powell Street, Suite 210
San Francisco, CA 94133
415.846.2266
fabruzzo@nbproperties.com
www.northbeachprop.com